Fire Protection Information: Smoke detector(s)

Properly located

Hard-Wired

Disclosure Report

St. Paul Truth-In-Sale of Housing

(Carefully read this entire report)

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling:	940 Marshall Ave
Owner's Name:	St Paul Public Housing
Owner's Address:	480 Cedar Ave, Suite 600, St. Paul, MN 55101 include City & State if NOT St. Paul, and ALL Zip codes. EVEN IN St. Paul
•	ngle Family Duplex X Townhouse Condo* n includes only those items located within the residential units and does not include the
Inspections and Environmental Protection	ruth-In-Sale of Housing Evaluators by the City of St. Paul Office of License, on this property:
IS located within a St. Paul Herita individually designated as a Sai (Review and approval of exterio modifications, additions and de Heritage Preservation Commiss	nt PaulHeritage Preservation Site. Preservation District nor is it individually designated as a Saint Paul Heritage Preservation Site.
	y the evaluator nor by the City of St. Paul. Questions regarding Heritage Preservation ffice of License, Inspections and Environmental Protection at (651) 266-9090.
"B" = Below n RATING "C" = Comme is insuff KEY: "H" = Hazardo Any item marke sheets may be att	ninimum standards - the item conforms to minimum standards of maintenence minimum standards - the item is below minimum standards ints - the item cannot be adequately evaluated or it has some deficiency, but the defiency icient to make the item below minimum standards ous - the item in its present condition may endanger the health and safety of the occupant d "B", "C", or "H" must have a written comment about the item. Additional comment ached if needed. "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable
	the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the vever, this evaluation form will be used by the Fire Department to determine if there is compliance tooke detector in single family residences.
2. Is based on Chapter 34 of the St. Paul Leg	gislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines.
3. is not warranted, by the City of St. Paul, o	or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
	and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the eason), use a ladder to observe the condition of the roofing, disassemble items or evaluate
5. may be based upon different standards that	in the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. is valid for one year from the date of issue	and only for the owner named on this report.
Questions regarding this report should	
	I be directed to Citizen Service Office, Code Enforcement Division, Truth-in-Sale of I, Room 190, City Hall, St. Paul, MN 55102, Phone No. (651) 266-8440.
EVALUATOR: Vicki Sch	eunemann PHONE: 651-646-0009 DATE: 03/05/2004 Rev 1/1/06

Exhibit (12) 5) 18636

Property Address: 940 Marshall Ave

See Page 1 for Rating Key BASEMENT/CELLAR 1. Stairs and handrails B 2. Basement/cellar floor M 3. Foundation M 4. Evidence of dampness or staining Y 5. First floor, floor system M 6. Beams and columns M	Item # Comments Specify location(s), where necessary 1. B Low headroom (less than 6' 8"). No grippable handrail 4. Stains
ELECTRICAL SERVICE(S) # of Services . 2 7. Service size: Amps: 30 60 100X 150 Other Volts: 115 115/220X 8. Electrical service installation/grounding H 9. Electrical wiring, outlets and fixtures B	8. H Grounded to street side of meter, no grounding loop in place.9. B Outlet reversed polarity. Some abandoned wiring left in place
PLUMBING SYSTEM 10. Floor drain(s) (basement)	12. B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs.12. H Small leak above laundry tub15. B Missing screws in vent pipe joints
HEATING SYSTEM(S) # of	17A B Evidence of rollout on front of unit. Debris on burners 17A H No backflow preventer on boiler water supply (watts 9D)
during heating season, between October 15 and April 15. 18. Additional heating unit(s) Type: Fuel: a. Installation and visible condition b. Viewed in operation c. Combustion venting	
19. ADDITIONAL COMMENTS (1 through 18)	
EVALUATOR: Vicki Scheunemann	DATE: <u>03/05/2004</u> Page 2 of 5 Rev 1/1/2002

CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 3 of 28 Property Address: 940 Marshall Ave

*	See Page 1 for Rating Where there are multiple rooms to a category	Key Item # Comments ory, the Evaluator must specify the room to which a Comment is related.
ŀ	Where there are multiple rooms to a categorial of the categorial o	ny, me Diamator must speerly the footh to which a comment is telated.
	Walls and ceiling <u>C</u>	20. C First floor unit
	Floor condition and ceiling height	
	Evidence of dampness or staining	
	Electrical outlets and fixtures	
	Plumbing fixtures	
	Water flow	
	Window size/openable area/mechanical exhaust	
	Condition of doors/windows/mech. exhaust M	
	LIVING AND DINING ROOM(S)	
	Walls and ceiling	
	Floor condition and ceiling height M	
	Evidence of dampness or staining N	
	Electrical outlets and fixtures	
	Window size and openable area M	
	Window and door condition M	
	HALLWAYS, STAIRS AND ENTRIES	-
	Walls, ceilings and floors	·
	Evidence of dampness or staining	
	Stairs and handrails to upper floors M	
	Electrical outlets and fixtures	
	Window and door condition M	
	Smoke detector(s) Y	
	Properly located Y	
	Hard-wired Y	_
	BATHROOM(S)	~
	Walls and ceiling M	47. C Concealed by plastic, can't evaluate.
	Floor condition and ceiling height M	
	Evidence of dampness or staining	
	Electrical outlets and fixtures	-
	Plumbing fixtures	
	Water flow M	
	Window size/openable area/mechanical exhaustM	
	Condition of windows/doors/mech. exhaust C	
	SLEEPING ROOM(S)	
	Walls and ceiling C	48. C One rm no closet
	Floor condition, area, and ceiling height M	
	Evidence of dampness or staining	
	Electrical outlets and fixtures	
	Window size and openable area	_
	Window and door condition	
	ENCLOSED PORCHES AND OTHER ROOM	īs
	Walls and floor condition	
	Evidence of dampness or staining	
	Electrical outlets and fixtures	
	Window and door condition	
	ATTIC SPACE (Visible Areas)	larar.
	Roof boards and rafters	
	Evidence of dampness or staining	
	Electrical wiring/outlets/fixtures	
	Ventilation	
) I. Y	ventuation	
52. 7	ADDITIONAL COMMENTS (20 through 61)	
	Wali Oalaani	02/05/0004
EVA	LUATOR: Vicki Scheuneman	DATE: <u>03/05/2004</u> Page <u>3 of</u> Rev 1/1/2

CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 4 of 28 Property Address: 940 Marshall Ave See Page 1 for Rating Key Item# Comments Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related. KITCHEN 20. C Second floor unit C 20. Walls and ceiling 21. Floor condition and ceiling height М Ν 22. Evidence of dampness or staining M 23. Electrical outlets and fixtures M 24. Plumbing fixtures Μ 25. Water flow M 26. Window size/openable area/mechanical exhaust Μ 27. Condition of doors/windows/mech. exhaust . . . LIVING AND DINING ROOM(S) М 28. Walls and ceiling Μ 29. Floor condition and ceiling height N 30. Evidence of dampness or staining M 31. Electrical outlets and fixtures M 32. Window size and openable area Μ 33. Window and door condition HALLWAYS, STAIRS AND ENTRIES Μ 34. Walls, ceilings and floors Ν 35. Evidence of dampness or staining M 36. Stairs and handrails to upper floors Μ 37. Electrical outlets and fixtures M 38. Window and door condition Y 39. Smoke detector(s) Y Properly located Hard-wired BATHROOM(S) 44. B Toilet loose 40. Walls and ceiling Μ М 41. Floor condition and ceiling height N 42. Evidence of dampness or staining M 43. Electrical outlets and fixtures В 44. Plumbing fixtures M 45. Water flow M 46. Window size/openable area/mechanical exhaust Μ 47. Condition of windows/doors/mech. exhaust ... **SLEEPING ROOM(S)** 53. B Finish worn on window frames 48. Walls and ceiling M Μ 49. Floor condition, area, and ceiling height N 50. Evidence of dampness or staining Μ 51. Electrical outlets and fixtures M 52. Window size and openable area В 53. Window and door condition ENCLOSED PORCHES AND OTHER ROOMS 54. Walls and floor condition 55. Evidence of dampness or staining 56. Electrical outlets and fixtures 57. Window and door condition ATTIC SPACE (Visible Areas) 58. Roof boards and rafters 58. B Bathroom vent not vented to exterior of В house 59. Evidence of dampness or staining M 59. Roof vent leaking 60. Electrical wiring/outlets/fixtures 61. Ventilation

62. ADDITIONAL COMMENTS (20 through 61) ____ Vicki Scheunemann 03/05/2004 _____ DATE: _ EVALUATOR:_____ Page 4 of 5 Rev 1/1/2002 PHA 018639

Property Address: 940 Marshall Ave See Page 1 for Rating Key Item# Comments **EXTERIOR** (Visible Areas) 65. C Snow covered - can't view. 63. Foundation 68. B Third floor windows peeling 64. Basement/cellar windows C 71. C Snow covered 65. Drainage (grade) М 66. Exterior walls M 67. Doors (frames/storms/screens) В 68. Windows (frames/storms/screens) M 69. Open porches, stairways and decks 70. Cornice and trim C 71. Roof structure and covering Μ 72. Gutters and downspouts Μ 73. Chimneys Μ 74. Outlets, fixtures and service entrance GARAGE 75. Roof structure and covering 76. Wall structure and covering 77. Slab condition 78. Garage doors______ 79. Garage opener- (see important notice #6) 80. Electrical wiring, outlets and fixtures ___ 81. ADDITIONAL COMMENTS (62 through 80) _____ FIREPLACE/WOODSTOVES # of 82. Dampers installed in fireplaces 83. Installation 84. Condition SUPPLEMENTAL INFORMATION No determination is made 85. Limited amount visible under floor boards (Y/N, NA, NV, only) whether items meet minimum standards INSULATION Y/N Type Inches/Depth Y wood wool 85. Attic Insulation Ν 86. Foundation Insulation NA 87. Kneewall Insulation NA 88. Rim Joist Insulation 89. ADDITIONAL COMMENTS (81 through 88) _____ I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenence. 651-646-0009 03/05/2004 Page <u>5</u> of <u>5</u> **Evaluator Signature** Phone Number Date Rev 1/1/2002 Vicki Scheunemann Printed Name: __ IMPORTANT NOTICES 1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.) 2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234. 3. Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525. 4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above. 5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008. 6. Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 5 of 28

Fire Projection Info Smoke detector(s)	Y	Document 231-30 closure Report Truth-In-Sale of Hou		Page 6 of 28	Address
Properly located Hard-Wired		ully read this entire report			-1
THIS REPORT IS USEFUL LIFE, OR	NOT A WARRANTY, BY THE C THE FUTURE CONDITION OF	ITY OF ST. PAUL OR F ANY BUILDING COM	VALUATOR OF T PONENT OR FIX	THE FUTURE FURE.	7 3
Notice: A copy of a copy of this Report	this Report must be publicly display must be provided to the buyer prior	ed at the premises when the to the time of signing a Pu	e house is shown to rchase Agreement.	prospective buyers, and	
Address of Evalua	ated Dwelling: 773 & 775 H	ague Ave			77
Owner's Name:	St. Paul Pub	lic Housing			1
Owner's Address:	480 Cedar A	include City & State if NO	<i>II, MN 55101</i> T. St. Paul, <u>and Al.l. Zi</u>	p codes. EVEN IN St. Par	HA HA
	Single Family nits, this evaluation includes only the or other nonresidential areas of the st	Duplex _X Tose items located within the	ownhouse	Condo*	GUE
According to informa	ERVATION INFORMATION tion provided to Truth-In-Sale of Heronmental Protection this property:	ousing Evaluators by the C	ity of St. Paul Office	e of License,	AVE
IS located wit individually (Review an modification Heritage Pr	hin a St. Paul Heritage Preservation Dist y designated as a Saint PaulHeritage Pre d approval of exterior work (excluding p ms, additions and demolition is required reservation Commission and city staff.) not guaranteed by the evaluator n referred to the Office of License, I	servation Site. painting), by the or by the City of St. Paul	Preservation individually Paul Herita I. Questions regardi		Date 0
RATING KEY:	"H" = Hazardous - the item in its Any item marked "B", "C", or "I sheets may be attached if needed.	s - the item is below minir not be adequately evaluated item below minimum star is present condition may en	num standards d or it has some defice dards danger the health an nment about the iten	ency, but the defiency	
requirements of the L	basic information to the home buyer an egislative Code; however, this evaluatio for a hard-wired smoke detector in sing	n form will be used by the Fi			the ce
•	4 of the St. Paul Legislative Code and the	•	ousing Evaluator Guid	elines.	page 1 of
3. is not warranted, by t	he City of St. Paul, or by the evaluator, (for the condition of the build	ng component, nor of	the accuracy of this repor	t.
	listed on the form and only those items during the heating season), use a ladder				e the
5. may be based upon d	ifferent standards than the lender, Federa	al Housing Administration (F	HA) or Veterans Adm	inistration (VA).	
6. is valid for one year f	from the date of issue and only for the ov	vner named on this report.			ľ
	this report should be directed to the e				
	ig this report should be directed to Cit ogg Blvd., City Hall, Room 190, City				
EVALUATOR:	Vicki Scheunemann	PHONE: 651-646	6-0009 DATE:	03/05/2004 Re	v 1/1/2002

Property Address:	773 & 775 Hague Ave
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See Page 1 for Rating Key BASEMENT/CELLAR 1. Stairs and handrails	Item # Comments Specify location(s), where necessary 4. Stains on walls.
ELECTRICAL SERVICE(S) # of Services2 7. Service size: Amps: 30 60 100X 150 Other Volts: 115 115/220X 8. Electrical service installation/grounding H 9. Electrical wiring, outlets and fixtures M	8. H Grounded to street side of meter, no grounding loop in place.
PLUMBING SYSTEM 10. Floor drain(s) (basement)	 10. H Dry trap. 11. H Hole in floor, no visible water seal. 12. B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs. 12. H Leaking pipe 13. B Improper flexible gas line on dryer.
HEATING SYSTEM(S) # of	
18. Additional heating unit(s) Type: Fuel: a. Installation and visible condition b. Viewed in operation c. Combustion venting	
19. ADDITIONAL COMMENTS (1 through 18)	
EVALUATOR: Vicki Scheunemann	DATE: <u>03/05/2004</u> Page 2 of 5 Rev 1/1/2002

•	773 & 775 Hague Ave	
	779 9 776 Haara Ava	
Deanarty Addrage.	77.5 & 77.5 FIBUUR AVE	
Proberty Auditors.	110 a 110 hayao ino	
i topetty madiava.	<u>Y</u>	

	See Page 1 for Rating Ke	y Item# Comments
	Where there are multiple rooms to a category	the Evaluator must specify the room to which a Comment is related.
	KITCHEN	
20	. Walls and ceiling <u>C</u>	_ 20. C 775, first floor
	. Floor condition and ceiling height <u>M</u>	23. B Part of one outlet did not operate next to
	. Evidence of dampness or staining	_ sink.
	Electrical outlets and fixtures B	23. H Some three prong outlets not grounded.
	Plumbing fixtures M	_
	. Water flow M	
	. Window size/openable area/mechanical exhaust	
	. Condition of doors/windows/mech. exhaust M	
-	LIVING AND DINING ROOM(S)	
28	. Walls and ceiling M	31. H Ungrounded 3-prong outlets.
	. Floor condition and ceiling height	_
	. Evidence of dampness or staining	
	Electrical outlets and fixtures	
	. Window size and openable area M	
	. Window and door condition	•
-	HALLWAYS, STAIRS AND ENTRIES	-
34	. Walls, ceilings and floors M	
	Evidence of dampness or staining	
	Stairs and handrails to upper floors	-
	Electrical outlets and fixtures	•
	. Window and door condition	-
	Smoke detector(s)	-
•	Properly located Y	-
	Hard-wiredY	-
	BATHROOM(S)	-
40	. Walls and ceiling M	
	Floor condition and ceiling height M	-
	Evidence of dampness or staining	-
	Electrical outlets and fixtures	_
	Plumbing fixtures M	
	. Water flow M	
	Window size/openable area/mechanical exhaustM_	-
47.	Condition of windows/doors/mech, exhaust <u>M</u>	_
	SLEEPING ROOM(S)	
48.	Walls and ceiling <u>M</u>	-
49.	Floor condition, area, and ceiling height <u>M</u>	
50.	Evidence of dampness or staining	_
51.	Electrical outlets and fixtures M	_
52.	Window size and openable area M	_
53.	Window and door condition M	_
	ENCLOSED PORCHES AND OTHER ROOMS	
54.	Walls and floor condition	
55.	Evidence of dampness or staining	_
56.	Electrical outlets and fixtures	_
57.	Window and door condition	-
	ATTIC SPACE (Visible Areas)	
58.	Roof boards and rafters	
59.	Evidence of dampness or staining	-
60.	Electrical wiring/outlets/fixtures	-
61.	Ventilation <u>M</u>	_
62.	. ADDITIONAL COMMENTS (20 through 61)	<u>.</u>
1237	ALHATOR: Vicki Scheunemann	DATE: 03/05/2004 Page 3 of 5
ĿV	ALUATOR: VICKI Scheunemann	DATE: <u>03/05/2004</u> Page 3 of 8 Rev 1/1/200

Property Address:	773 & 775 Hague Ave		·—·	
		Item#	Comments	
	at the second se	- Cualuatar mu	et engeify the room to	which a Comment is rel-

KITCHEN 10. Walls and celling 11. Floor condition and celling height M 22. Evidence of dampness or staining M 23. Electrical outlets and fixtures M 24. Walls and celling M 25. Walls and celling height M 26. Window size/openable area/mochanical exhaust LIVING AND DINING ROOM(S) 28. Walls and celling M 29. Floor condition and celling height M 20. Electrical outlets and fixtures M 20. Windows size and openable area M 20. Wild and celling M 21. Electrical outlets and fixtures M 22. Windows size and openable area M 23. Window and door condition M 25. Evidence of dampness or staining M 26. Stairs and handrafis to upper floors M 27. Electrical outlets and fixtures M 28. Window and celling height M 29. Smoke detector(s) Y Properly located H 19. Floor condition and celling height M 20. Electrical outlets and fixtures M 21. Electrical outlets and fixtures M 22. Some peelling, damage under window 23. Bome peelling paint 24. Some peelling paint 25. Some peelling paint 26. Some peelling paint 27. Some peelling paint 28. Some peelling paint 29. Some peelling paint 29. Some peelling paint 20. Electrical outlets and fixtures M 20. Windows size and openable area M 20. Windows size and openable area M 20. Windows size and openable area M 20. Electrical outlets and fixtures M 20. Windows size of dampness or staining N 20. Windows size of dampness or staining N 20. Windows size of dampness or staining N 21. Electrical outlets and fixtures M 22. Window size of dampness or staining N 23. Bome peeling paint 20. Floor condition A 24. Humbing fixtures M 25. Floor condition A 26. Carbition of dampness or staining M 27. Condition of dampness or staining M 28. Window and door condition A 29. Windows size and openable area M A 20. Windows size openable area		-	ategory, the E	Evaluator must specify the room to which a Comment is	related.
22. Some peeling, damage under window 21. Floor condition and ceiling height 22. Evidence of dampness or staining 23. Whithold of doors windows whether. exhaust 24. Flumbing fixtures 25. Water flow 26. Whitholw size/openable area/unchanical exhaust 27. Condition of doors windows/sheeth, exhaust 28. Walls and ceiling 29. Floor condition and ceiling height 30. Evidence of dampness or staining 31. Electrical outlets and fixtures 41. Whitholw size and openable area 31. Window and door condition 32. Window size dongeness or staining 34. Walls, ceilings and floors 34. Walls, ceilings and floors 35. Evidence of dampness or staining 36. Staiss and handralis to upper floors 37. Electrical outlets and fixtures 38. Window and door condition 39. Sinuke detector(s) 40. Walls and ceiling 41. Floor condition and ceiling height 41. Floor condition and ceiling height 42. Evidence of dampness or staining 43. Walls and ceiling 44. Floor condition area, and ceiling height 45. Walter flow 46. Window size/openable area/unchanical exhaust 47. Condition of windows/doors/much, exhaust 47. Condition of windows/doors/much, exhaust 48. ExePINE ROOM(S) 48. Walls and ceiling 49. Floor condition area, and ceiling height 40. Window size/openable area/unchanical exhaust 41. Floor condition area, and ceiling height 41. Floor condition area, and ceiling height 42. Window size and openable area 43. Window size and openable area 44. Floor condition area, and ceiling height 45. Window windows/doors/much, exhaust 46. Window size/openable area/unchanical exhaust 47. Condition of windows/doors/much, exhaust 48. Exerity of dampness or staining 49. Floor condition 40. Window and door condition 41. Floor condition 41. Floor condition 41. Floor condition 42. Window and door condition 43. Window and door condition 44. Floor condition 45. Reach and there 46. Vindows size and openable area 47. Condition of dampness or staining 48. Condition of dampness or staining 49. Electrical outlets and fixtures 40. Window and door condition 41. Floor condition and ceili		KITCHEN		22.00	
22. Evidence of damparess or staining Y 23. Electrical outlets and fixtures M 24. Planibing fixtures M 25. Water flow Living ROOM(S) 26. Window size/openable area/mechanical exhaust M 27. Condition of doors/windows/mech. exhaust M 28. Walls and ceiling M 29. Floor condition and ceiling height M 30. Evidence of dampess or staining N 31. Electrical outlets and fixtures M 32. Window and door condition B 33. Window and door condition B 34. Walls, ceilings and floors M 35. Evidence of dampess or staining N 36. Stairs and landrails to upper floors M 37. Electrical outlets and fixtures M 38. Window and door condition M 39. Smoke detector(s) Y 39. Properly located that and door condition M 31. Electrical outlets and fixtures M 34. Walls, ceiling and floors M 36. Stairs and landrails to upper floors M 37. Electrical outlets and fixtures M 38. Window and door condition M 39. Smoke detector(s) Y 30. Properly located that and the stain of	20.	Walls and ceiling			
23. Electrical outlets and fixtures	21.	Floor condition and ceiling height		22. Some peeling, damage under window	
29. Plantising fixtures	22.	Evidence of dampness or staining			
25. Water flow 26. Window size/openable area/mechanical exhaust M 27. Condition of doorstvindowSnech, exhaust LIVING AND DINNG ROOM(S) 28. Walls and celling leight M 30. Evidence of dampness or staining 31. Electrical outlets and fixtures M 32. Window size and openable area M 33. Window and door condition M 36. Stairs and handralis to upper floors M 37. Electrical outlets and fixtures M 38. Window and door condition M 39. Sinoke detector(s) M 39. Sinoke detector(s) M 30. Window size and openable area M 30. Window size of dampness or staining M 30. Stairs and handralis to upper floors M 31. Electrical outlets and fixtures M 32. Electrical outlets and fixtures M 33. Window and door condition M 36. Stairs and handralis to upper floors M 37. Electrical outlets and fixtures M 38. Window and door condition M 39. Sinoke detector(s) M 39. Sinoke detector(s) M 30. Electrical outlets and fixtures M 40. Window size openable area/mechanical exhaust M 41. Floor condition and ceiling height M 42. Evidence of dampness or staining N 43. Electrical outlets and fixtures M 44. Plumbing fixtures M 45. Walls and ceiling M 46. Window size/openable area/mechanical exhaust M 47. Condition of windows/door/mech, exhaust M 48. Walls and ceiling M 49. Floor condition, area, and ceiling height M 40. Evidence of dampness or staining N 50. Evidence of dampness or staining N 51. Electrical outlets and fixtures H 52. Window size and openable area M 53. Window and door condition M 54. Walls and floor condition M 55. Evidence of dampness or staining C 66. Electrical outlets and fixtures C 75. Window and door condition M 66. Electrical outlets and fixtures C 76. Electrical outlets and fixtures C 77. Window size and openable area C 88. Rool boards and rafters C 99. Evidence of dampness or staining C 60. Electrical wiring-outlets/fixtures C 61. Verifiation M 62. ADDITIONAL COMMENTS (20 through 61) C 63. Electrical outlets and fixtures C 64. Oppose the properties of the properti	23.	Electrical outlets and fixtures			
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27. Condition of doors/windows/nech. exhaust. LIVING AND DINING ROOM(S) 28. Walls and ceiling	25.	Water flow			
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61. Ventilation		· · · · · · · · · · · · · · · · · · ·			
62. ADDITIONAL COMMENTS (20 through 61) EVALUATOR: Vicki Scheunemann DATE: 03/05/2004 Page4 of5		*			
EVALUATOR: Vicki Scheunemann DATE: 03/05/2004 Page 4 of 5	01.	Y CHIHAUDII			
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CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 10 of 28 Property Address: 773 & 775 Hague Ave See Page 1 for Rating Key Item# Comments **EXTERIOR** (Visible Areas) 63. B Some cracks 63. Foundation 65 C Snow covered - can't view. 64. Basement/cellar windows 66. B Some cracks in stucco. Rear corner 65. Drainage (grade) damaged, stucco broken off. Framing decayed. В 66. Exterior walls 67. B Storm door closure damaged, loose В 67. Doors (frames/storms/screens) 68. B Missing aluminum covering on one window В 68. Windows (frames/storms/screens) 71. C Snow covered Μ 69. Open porches, stairways and decks 72. B Damaged areas. Some water running behind M 70. Cornice and trim gutters in areas C 71. Roof structure and covering В 72. Gutters and downspouts М 73. Chimneys 74. Outlets, fixtures and service entrance **GARAGE** 75. Roof structure and covering 76. Wall structure and covering 77. Slab condition 78. Garage doors______ 79. Garage opener- (see important notice #6) 80. Electrical wiring, outlets and fixtures 81. ADDITIONAL COMMENTS (62 through 80) _ FIREPLACE/WOODSTOVES # of 82. Dampers installed in fireplaces 83. Installation 84. Condition SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only) **INSULATION** Y/N Inches/Depth Type NV 85. Attic Insulation Ν 86. Foundation Insulation NA 87. Kneewall Insulation Υ fiberglass 88. Rim Joist Insulation 89. ADDITIONAL COMMENTS (81 through 88) I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenence, 651-646-0009 memaning 03/05/2004 Page 5 of 5 **Evaluator Signature** Phone Number Date Rev 1/1/2002 Vicki Scheunemann Printed Name: **IMPORTANT NOTICES** near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.) 2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234. 3. Any house built before 1950 may have lead paint on/in it. If children cat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525.

- 1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located

- 4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
- 5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- 6. Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

Fire Protection Infor	mation
Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard Wired	Y

Disclosure Report

St. Paul Truth-In-Sale of Housing

(Carefully read this entire report)

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

a copy of this Report must be provided	d to the buyer prior to the time of signing a Purchase Agreement.
Address of Evaluated Dwelling:	789 & 791 Ashland Ave
Owner's Name:	St. Paul Public Housing
Owner's Address:	480 Cedar Ave, Suite 600, St Paul, Mn 55101 include City & State if NOT St. Paul, and ALL Zip codes, EVEN IN St. Paul
	ingle Family Duplex _X Townhouse Condo*
*For condominium units, this evaluation common use areas, or other nonreside Comments:	on includes only those items located within the residential units and does not include the ential areas of the structure.
HERITAGE PRESERVATION INF According to information provided to Inspections and Environmental Protect	Truth-In-Sale of Housing Evaluators by the City of St. Paul Office of License,
individually designated as a Sa	· · · ·
This information is not guaranteed by	by the evaluator nor by the City of St. Paul. Questions regarding Heritage Preservation Office of License, Inspections and Environmental Protection at (651) 266-9090.
RATING "C" = Comm is insuf KEY: "H" = Hazard Any item mark	minimum standards - the item conforms to minimum standards of maintenence minimum standards - the item is below minimum standards the item cannot be adequately evaluated or it has some defiency, but the defiency fficient to make the item below minimum standards dous - the item in its present condition may endanger the health and safety of the occupant and "B", "C", or "H" must have a written comment about the item. Additional comment
sheets may be a "Y" = Yes	attached if needed. "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable
requirements of the Legislative Code; ho	to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the owever, this evaluation form will be used by the Fire Department to determine if there is compliance moke detector in single family residences. egislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines.
2. Is based on Chapter 34 of the St. Paul Lo	egislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines.
• • • • •	or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
	and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the season), use a ladder to observe the condition of the roofing, disassemble items or evaluate
5. may be based upon different standards the	han the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. is valid for one year from the date of issu	ue and only for the owner named on this report.
Questions regarding this report should	
	ald be directed to Citizen Service Office, Code Enforcement Division, Truth-in-Sale of all, Room 190, City Hall, St. Paul, MN 55102, Phone No. (651) 266-8440.
Wicki Sc	heunemann PHONE, 651-646-0009 DATE, 03/05/2004 P. 1400

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Property Address: 789 & 791 Ashland Ave

BASEMENT/CELLAR 1. Stairs and handrails	See Page 1 for Rating Key	Item # 1. B Handr	• •	ion(s), where necess	sary
 Basement/cellar floor Foundation Evidence of dampness or sta First floor, floor system Beams and columns 	ining	guardrail 4. Stains oi	wider than 4 ir n walls.	nches.	
7. Service size:	grounding <u>H</u>		ded to street s g loop in place.	ide of meter, no	
PLUMBING SYSTEM 10. Floor drain(s) (basement) 11. Waste and vent piping (all floors) 13. Gas piping (all floors) 14. Water heater(s), installation 15. Water heater(s), venting 16. Plumbing fixtures (basement	boors)	12. B No ba tub fauce 13. B White	get cover(s) or ckflow prevent t & exterior ho plastic used a in vent pipe at	ters on threaded I se bibbs. s dryer vent.	aundry
HEATING SYSTEM(S) # 17. Heating plant(s): Type: We a. Installation and visible condi b. Viewed in operation c. Combustion venting	Aler Fuel: Gas tion Y	17A B First	floor unit ruste	d jacket	
The Evaluator is not required to ig during heating season, between O					
18. Additional heating unit(s) Tya. Installation and visible condib. Viewed in operationc. Combustion venting	tion <u>-</u>				
19. ADDITIONAL COMMEN	TS (1 through 18) <u>H</u>		ing on old ope being used)	ning in chimney r	usted
EVALUATOR:	Vicki Scheunemann		DATE:	03/05/2004	Page 2 of 5 Rey 1/1/2002

See Page 1 for Rating Key Item# **Comments**

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

	•	category, the	Evaluator must specify the room to which a Comment is related.	
	TCHEN	•	00 C First floor unit 700	
	alls and ceiling	<u> </u>	20. C First floor unit, 789	
21. Flo	or condition and ceiling height	<u>M</u>		
	dence of dampness or staining			
23. Ele	ctrical outlets and fixtures	<u>M</u>		
24. Plu	mbing fixtures	<u>M</u>		
25. Wa	ter flow	<u>M</u>		
26. Wii	ndow size/openable area/mechanical exhaust			
27. Coi	ndition of doors/windows/mech. exhaust	<u>M</u>		
LI	VING AND DINING ROOM(S)			
28. Wa	Ills and ceiling	M		
29. Flo	or condition and ceiling height	M		
30. Evi	dence of dampness or staining	<u>N</u>		
	ctrical outlets and fixtures			
32. Wii	ndow size and openable area	<u>M</u>		
	ndow and door condition	<u>M</u>		
HA	ALLWAYS, STAIRS AND ENTRIES			
	Ills, ceilings and floors	<u></u>		
35. Evi	dence of dampness or staining	<u>N</u>		
36. Sta	irs and handrails to upper floors	<u>M</u>		
37. Ele-	ctrical outlets and fixtures	<u>M</u>		
38. Wii	ndow and door condition	<u>M</u>		
	oke detector(s)			
	perly located	<u>Y</u>		
	rd-wired	<u> </u>		
	THROOM(S)			
	Ils and ceiling	<u>M</u>		
	or condition and ceiling height	<u> </u>		
	dence of dampness or staining	<u>N</u>		
	ctrical outlets and fixtures	<u>M</u>		
	mbing fixtures	<u>M</u>		
	ter flow	<u> </u>		
	ndow size/openable area/mechanical exhaust	<u></u>		
	ndition of windows/doors/mech. exhaust	<u></u>		
	EEPING ROOM(S)			
	Ils and ceiling	<u> </u>		
	or condition, area, and ceiling height	<u>M</u>		
	dence of dampness or staining	<u>N</u>		
	ctrical outlets and fixtures	<u>M</u>		
	ndow size and openable area	<u>M</u>		
	ndow and door condition	<u>M</u>		
	CLOSED PORCHES AND OTHER R	OOMS		
	lls and floor condition			
	dence of dampness or staining			
	ctrical outlets and fixtures			
	ndow and door condition	 -		
	TIC SPACE (Visible Areas)			
	of boards and rafters			
	dence of dampness or staining			
	ctrical wiring/outlets/fixtures			
61. Ver	ntilation	<u> </u>		
62. AD	DITIONAL COMMENTS (20 through 61)			
CVALL	JATOR: Vicki Scheune	mann	DATE: <u>03/05/2004</u> Page 3 of	r 5
EVALU	ONTON		Page 3 61	
			Rev 1713	. 2002

CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 14 of 28 Property Address: 789 & 791 Ashland Ave See Page 1 for Rating Key Comments Item# Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related. KITCHEN 20. C Second floor unit 791 C 20. Walls and ceiling M 21. Floor condition and ceiling height Ν 22. Evidence of dampness or staining M 23. Electrical outlets and fixtures М 24. Plumbing fixtures M 25. Water flow M 26. Window size/openable area/mechanical exhaust М 27. Condition of doors/windows/mech, exhaust . . . LIVING AND DINING ROOM(S) Μ 31. H Ungrounded 3-prong outlets. 28. Walls and ceiling М 29. Floor condition and ceiling height Ν 30. Evidence of dampness or staining Н M М HALLWAYS, STAIRS AND ENTRIES Μ Ν M M Y Υ Properly located Hard-wired BATHROOM(S) Μ 44. B Toilet loose Μ Ν M В Μ Μ M SLEEPING ROOM(S) Μ М Ν M Μ M ENCLOSED PORCHES AND OTHER ROOMS

31. Electrical outlets and fixtures 32. Window size and openable area 33. Window and door condition 34. Walls, ceilings and floors 35. Evidence of dampness or staining 36. Stairs and handrails to upper floors 37. Electrical outlets and fixtures 38. Window and door condition 39. Smoke detector(s) 40. Walls and ceiling 41. Floor condition and ceiling height 42. Evidence of dampness or staining 43. Electrical outlets and fixtures 44. Plumbing fixtures 45. Water flow 46. Window size/openable area/mechanical exhaust 47. Condition of windows/doors/mech. exhaust ... 48. Walls and ceiling 49. Floor condition, area, and ceiling height 50. Evidence of dampness or staining 51. Electrical outlets and fixtures 52. Window size and openable area 53. Window and door condition 54. Walls and floor condition 55. Evidence of dampness or staining 56. Electrical outlets and fixtures 57. Window and door condition **ATTIC SPACE** (Visible Areas) С 58. C Attic locked, not accessed. 58. Roof boards and rafters 59. Evidence of dampness or staining 60. Electrical wiring/outlets/fixtures 61. Ventilation 62. ADDITIONAL COMMENTS (20 through 61) _____ Vicki Scheunemann _ DATE: _ 03/05/2004 Page 4 of 5 **EVALUATOR:**_ Rev 1/1/2002

CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 15 of 28 Property Address: 789 & 791 Ashland Ave Comments See Page 1 for Rating Key Item# **EXTERIOR** (Visible Areas) 65 C Snow covered - can't view. 63. Foundation 66. B Some cracks in stucco 64. Basement/cellar windows 67. B Some peeling paint above rear door C 65. Drainage (grade) 69. B Openings wider than 4 inches in guardrail В 66. Exterior walls 71. C Snow covered В 67. Doors (frames/storms/screens) _ M 68. Windows (frames/storms/screens)_ В 69. Open porches, stairways and decks _ M 70. Cornice and trim C 71. Roof structure and covering М 72. Gutters and downspouts _ М 74. Outlets, fixtures and service entrance _ GARAGE 75. Roof structure and covering 76. Wall structure and covering 77. Slab condition 78. Garage doors______ 79. Garage opener- (see important notice #6) 80. Electrical wiring, outlets and fixtures 81. ADDITIONAL COMMENTS (62 through 80) FIREPLACE/WOODSTOVES # of 82. Dampers installed in fireplaces 83. Installation 84. Condition SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only) INSULATION Y/N Type Inches/Depth 85. Attic Insulation 86. Foundation Insulation 87. Kneewall Insulation 88. Rim Joist Insulation 89. ADDITIONAL COMMENTS (81 through 88) _____ I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenence. 651-646-0009 3 cheunemann Page 5 of 5 Evaluator Signature Phone Number Rev 1/1/2002 Date Vicki Scheunemann Printed Name: **IMPORTANT NOTICES** 1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.) 2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234. 3. Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525. 4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.

5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.

6. Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

Fire Protection Infor	mation
Smoke detector(s)	Y
Properly located	Y
Hard-Wired	Y

Disclosure Report

St. Paul Truth-In-Sale of Housing

(Carefully read this entire report)

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.					
Address of Evaluated Dwo	Address of Evaluated Dwelling: 782 Dayton Ave				
Owner's Name:	st Paul Public Housing				
Owner's Address:	480 Cedar Ave, Suite 60 include City &	00, St. Paul, MN 55101 E State if NOT St. Paul, and ALL Zip codes. EVEN IN St. Paul	ON A		
Type of Dwelling: Single Family Duplex _X Townhouse Condo* *For condominium units, this evaluation includes only those items located within the residential units and does not include the common use areas, or other nonresidential areas of the structure. Comments:					
HERITAGE PRESERVATION INFORMATION According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul Office of License, Inspections and Environmental Protection this property: IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint PaulHeritage Preservation Site. (Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff.)					
		of St. Paul. Questions regarding Heritage Preservatid Environmental Protection at (651) 266-9090.	10		
"M" = Meets minimum standards - the item conforms to minimum standards of maintenence "B" = Below minimum standards - the item is below minimum standards "C" = Comments - the item cannot be adequately evaluated or it has some defiency, but the defiency is insufficient to make the item below minimum standards "H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed. "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable					
This Report: 1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance					
with the requirements for a hard-wired smoke detector in single family residences. 2. Is based on Chapter 34 of the St. Paul Legislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines. 3. is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report. 4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the					
heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas. 5. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA). 6. is valid for one year from the date of issue and only for the owner named on this report.					
Complaints regarding this rep	Questions regarding this report should be directed to the evaluator. Complaints regarding this report should be directed to Citizen Service Office, Code Enforcement Division, Truth-in-Sale of Housing, 15 W. Kellogg Blvd., City Hall, Room 190, City Hall, St. Paul, MN 55102, Phone No. (651) 266-8440.				
EVALUATOR: Vi	cki Scheunemann PHONE:	. 651-646-0009 DATE: 03/05/2004 Rev	1/1/2002		

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O

Property Address: _	782 Dayton Ave				
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BASEMENT/CELLAR 1. Stairs and handrails 2. Basement/cellar floor 3. Foundation 4. Evidence of dampness or stai 5. First floor, floor system 6. Beams and columns	ning <u>M</u> Y M	1. B Handra 4. Stains or	Comments Specify location(s), where necessary ail not grippable lower section. I walls.	ý
ELECTRICAL SERVICE(3) 7. Service size: Amps: 30 60 100 Volts: 115 115/220 _ 8. Electrical service installation 9. Electrical wiring, outlets and	$\frac{X}{X}$ 150 Other grounding \underline{H}		ded to street side of meter, no a loop in place.	
PLUMBING SYSTEM 10. Floor drain(s) (basement) 11. Waste and vent piping (all float) 12. Water piping (all floors) 13. Gas piping (all floors) 14. Water heater(s), installation 15. Water heater(s), venting 16. Plumbing fixtures (basement)	ors).	tub fauce 13. H Gas o 14. B One w unit 15. H Holes	ap. ckflow preventers on threaded laur t & exterior hose bibbs. dor in basement. vater heater has roll out on front of in vent pipe one water heater nized pipe runs into concrete floor.	·
HEATING SYSTEM(S) # of 17. Heating plant(s): Type: Wa a. Installation and visible condit b. Viewed in operation	ter Fuel: Gas ion			
during heating season, between Oc 18. Additional heating unit(s) Type a. Installation and visible condit b. Viewed in operation c. Combustion venting	oe: Fuel: ion			
19. ADDITIONAL COMMENT	FS (1 through 18)			
EVALUATOR:	Vicki Scheunemann		DATE: <u>03/05/2004</u>	Page 2 of 5 Rev 1/1/2002

•	See Page 1 for Ra	iting Key	Item# Comments	
		ategory, the	e Evaluator must specify the room to which a Comment is	is related.
	KITCHEN	_		
	Walls and ceiling	<u>C</u>	20. C First floor unit	
	Floor condition and ceiling height	<u>M</u>		
22.	Evidence of dampness or staining	N		
23.	Electrical outlets and fixtures	<u>M</u>		
24.	Plumbing fixtures	<u>M</u>		
25.	Water flow	<u> </u>		
26.	Window size/openable area/mechanical exhaust	<u>M</u>		
27.	Condition of doors/windows/mech. exhaust	<u> </u>		
	LIVING AND DINING ROOM(S)			
28.	Walls and ceiling	<u>M</u>	33. C Concealed by plastic,can't fully	
29.	Floor condition and ceiling height	<u>M</u>	evaluate.	
30.	Evidence of dampness or staining	<u>N</u>		
31.	Electrical outlets and fixtures	M		
32.	Window size and openable area	<u>M</u>		
33.	Window and door condition	<u>C</u>		
	HALLWAYS, STAIRS AND ENTRIES			
34.	Walls, ceilings and floors	M		
35.	Evidence of dampness or staining	N		
36.	Stairs and handrails to upper floors	<u> </u>		
37.	Electrical outlets and fixtures	<u> </u>		
38.	Window and door condition	<u> </u>		
39.	Smoke detector(s)	<u>Y</u>		
	Properly located	<u>Y</u>		
	Hard-wired	Y		
	BATHROOM(S)			
40.	Walls and ceiling	<u>B</u>	40. B Loose tile.	
	Floor condition and ceiling height	<u>M</u>	47. B Peeling paint, some deterioration wood	
	Evidence of dampness or staining	<u>N</u>	frame. Fan did not operate.	
	Electrical outlets and fixtures	<u>M</u>		
44.	Plumbing fixtures	M		
45.	Water flow	<u>_M</u>		
46.	Window size/openable area/mechanical exhaust	<u>M</u>		
	Condition of windows/doors/mech. exhaust	В		
	SLEEPING ROOM(S)			
48.	Walls and ceiling	M	53. C Plastic on window(s),can't fully evaluate.	
	Floor condition, area, and ceiling height	M		
	Evidence of dampness or staining	N		
	Electrical outlets and fixtures	M		
	Window size and openable area			
	Window and door condition	С		
	ENCLOSED PORCHES AND OTHER RO	OMS		
54.	Walls and floor condition			
	Evidence of dampness or staining			
	Electrical outlets and fixtures			
	Window and door condition			
- • •	ATTIC SPACE (Visible Areas)			
58.	Roof boards and rafters			
	Evidence of dampness or staining			
	Electrical wiring/outlets/fixtures			
	Ventilation	М		
	•			
62.	ADDITIONAL COMMENTS (20 through 61)			
EV.	ALUATOR: Vicki Scheuner	<u>nann</u>	DATE: <u>03/05/2004</u>	Page 3 of 5

Rev 1/1/2002

'82 Dayton Ave

	See Page 1 for I		Item#	Comments		
	Where there are multiple rooms to a	category, the	Evaluator mus	t specify the ro	om to which a Comme	nt is related.
	KITCHEN					
20.	Walls and ceiling	<u> </u>				
21.	Floor condition and ceiling height					
22.	Evidence of dampness or staining	N				
23.	Electrical outlets and fixtures	M				
24.	Plumbing fixtures	M				
	Water flow	M				
	Window size/openable area/mechanical exhaust	M				
	Condition of doors/windows/mech. exhaust	M				
	LIVING AND DINING ROOM(S)					
28	Walls and ceiling	М				
	Floor condition and ceiling height	M				
	_ _ _ _ _	<u>N</u>				
	Evidence of dampness or staining	$\frac{1}{M}$				
	Electrical outlets and fixtures	$\frac{-M}{M}$				
	Window size and openable area	$\frac{-M}{M}$				
33.	Window and door condition	IVI				
	HALLWAYS, STAIRS AND ENTRIES					
	Walls, ceilings and floors	<u>M</u>				
	Evidence of dampness or staining	<u>N</u>				
	Stairs and handrails to upper floors	<u>M</u>				
	Electrical outlets and fixtures	<u> </u>				
38.	Window and door condition	M				
39.	Smoke detector(s)	<u>Y</u>				
	Properly located	Y				
	Hard-wired	Y				
	BATHROOM(S)					
40.	Walls and ceiling	М				
	Floor condition and ceiling height					
	Evidence of dampness or staining					
	Electrical outlets and fixtures					
	Plumbing fixtures					
	Water flow	M				
	Window size/openable area/mechanical exhaust	<u></u>				
47.	Condition of windows/doors/mech. exhaust					
40	SLEEPING ROOM(S)	1.4	52 C Plantin	on windowla	Loon't fully avaluate	
	Walls and ceiling	<u>M</u>	55. C Plasiic	on window(s),can't fully evaluate.	
	Floor condition, area, and ceiling height	<u>M</u>				
	Evidence of dampness or staining	<u>N</u>				
	Electrical outlets and fixtures	<u>M</u>				
	Window size and openable area	<u>M</u>				
53.	Window and door condition	<u>C</u>				
	ENCLOSED PORCHES AND OTHER R	OOMS				
54.	Walls and floor condition					
55.	Evidence of dampness or staining					
56.	Electrical outlets and fixtures					
	Window and door condition					
	ATTIC SPACE (Visible Areas)					
58.	Roof boards and rafters	C	58. C Attic Id	cked, not acc	essed.	
	Evidence of dampness or staining			•		
	Electrical wiring/outlets/fixtures					
	Ventilation	M				
υ 1.	· · · · · · · · · · · · · · · · · · ·					
62	ADDITIONAL COMMENTS (20 through 61)	-				
04.	ADDITIONAL COMMENTS (20 through of)					
EVA	ALUATOR: Vicki Scheune	mann		DATE:	03/05/2004	Page <u>4</u> of <u>5</u>
						Rev 1/1/200

Property Address: 782	Dayton Ave	Document 231-	SU Fileu Uo	123/06 Page 20 0	Л 20
EXTERIOR (Visible 63. Foundation 64. Basement/cellar window 65. Drainage (grade) 66. Exterior walls 67. Doors (frames/storms/sc 68. Windows (frames/storms 69. Open porches, stairways 70. Cornice and trim 71. Roof structure and cover 72. Gutters and downspouts	See Page 1 for Ratingle Areas) s	g Key Item # C 63. C Are Visible C 65. C Sno 70. B Alui	Comment	s n bushes, snow, not n't view.	II ZO
GARAGE 75. Roof structure and cover 76. Wall structure and cover 77. Slab condition 78. Garage doors 79. Garage opener- (see impose 80. Electrical wiring, outlets 81. ADDITIONAL COMM FIREPLACE/WOOI 82. Dampers installed in fire 83. Installation	ing)			
85. Attic Insulation86. Foundation Insulation87. Kneewall Insulation	n standards (Y/N, NA, N' Y/N Type Inche NV N NA NA	V, <u>only)</u> s/Depth			
I hereby certify this report cor and diligence and I have noted Divide States Evaluator Signature Printed Name:	-	ot conform to the min 651-6 Phone			Page 5 of 5
. Any single family residence in Senear sleeping rooms. For more Rainleaders connected to the said. Any house built before 1950 ma County Public Health, (651) 29. Neither the City of St. Paul nor gases such as radon, or other cost. If this building is used for any punder the zoning ordinance, const. Automatic garage door openers or replaced immediately.	Ist. Paul must have at least one si information call Fire Prevention nitary sewer system must be discay have lead paint on/in it. If ch 2-6525, the Evaluator is responsible for nditions of air quality that may burpose other than a single familatect the Zoning Administrator a	MPORTANT NOT moke detector connect (651) 228-6230. (St. connected. For more in ildren eat lead paint, the determination of the present, nor the cony dwelling, it may be to (651) 266-9008.	ted to the electrical. Paul Legislative Conformation call Public can be poisoned are presence of airbuditions which may illegally zoned.	Code, Chapter 58.) blic Works, Sewer Division d. For more information corne particles such as asber cause the above. o help you determine legal	n, (651) 266-6234. all Ramsey stos, noxious

CASE 0:05-cy-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 21 of 28 System of the control o					
Smoke detector(s) - Ct. Dout Twith In Calc of Housing Date Received					
(Constilly road this antire report)					
Tayliell Ref.					
THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.					
Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.					
Address of Evaluated Dwelling: Owner's Name: 988 Fremont Ave Addresses without the correct street type and/or direction may be returned and may incur a late fee. St. Paul Public Housing 480 Codar Ave. Suite 600, St. Paul, MN 55101					
Owner's Address: 480 Cedar Ave, Suite 600, St. Paul, MN 55101 include City & State if NOT St. Paul, and ALL Zip codes, EVEN IN St. Paul					
Type of Dwelling: Single Family X Townhouse Condo* *For condominium units, this evaluation					
Dupley Hammy A Townhouse Control includes only those items located within					
Comments: Usage may not be legal. See below. the residential units and does not include the common use area, or other residential areas of the structure.					
PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION					
If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator					
nor by the City of St. Paul. You may obtain a printout of all this information by visiting the LIEP website at: www.liep.us					
According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:					
IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition					
is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation contact the Office of License, Inspections and Environmental Protection (LIEP) at 651, 266-9090.					
IS a Registered Vacant Building Vacant Buildings are regulated by Chapter 43 of the St. Paul Legislative Code. New					
owners must re-register the building and must comply with all existing Code Compliance Orders. Other regulation or restrictions regarding occupancy may apply. Contact the Vacant Buildings Division for apecific information at 651, 266-1900.					
HAS Open permits. Completion and/or occupancy restictions or requirements may apply. Contact LIEP at 651.266-9090.					
IS a Verified Legal Duplex. If this dwelling is in use is a duplex and this box is not checked, contact LIEP Zoning at 651-266-9008 for the most recent information. Reseach into a property's history may incur a fee.					
RATING "M" = Meets minimum standards - the item conforms to minimum standards of maintenence					
KEY: "B" = Below minimum standards - the item is below minimum standards					
C' = Comments - the item cannot be adequately evaluated or it has some defiency, but the defiency is insufficient to make the item below minimum standards					
"H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant					
Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.					
"Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable					
This Report:					
1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.					
2. is based on the current Truth-in-Sale of Housing Evaluator Guidelines.					
3. is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.					
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.					
5. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).					
6. is valid for one year from the date of issue and only for the owner named on this report.					
Questions regarding this report should be directed to the evaluator.					
Complaints regarding this report should be directed to Department of Neighborhood Housing and Property Improvement, Truth-in-Sale of Housing, 1600 White Bear Ave North, St. Paul, MN 55106, Phone No. (651) 266-1900.					
EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/07/2004 Rev 1/2004					

Property Address: 988 Fremont Ave

See Page 1 for Rating Key	Item # Comments
BASEMENT/CELLAR 1. Stairs and handrails 2. Basement/cellar floor 3. Foundation 4. Evidence of dampness or staining 5. First floor, floor system 6. Beams and columns M	Specify location(s), where necessary 2. B Large cracks in floor 3. B Block/mortar cracks. Step cracks, corners settled 3. C 3-4-5-6- Areas concealed / finished off, can't fully view. 4. Stains on walls. 5. C Areas concealed / finished off, can't view.
ELECTRICAL SERVICE(S) # of Services	9. B Outlet reversed polarity
PLUMBING SYSTEM 10. Floor drain(s) (basement)	 10. C Can't get cover(s) off to evaluate. 11. B Drum trap caulked 12. B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs. 15. B Water heater vent pipe enters chimney below furnace vent.
HEATING SYSTEM(S) # of	17A B Dirty furnace / Heat plant. Carbon build up. Pilot flame yellow. Rollout on front of unit
during heating season, between October 15 and April 15. 18. Additional heating unit(s) Type: Fuel: a. Installation and visible condition b. Viewed in operation c. Combustion venting	
19. ADDITIONAL COMMENTS (1 through 18)	
EVALUATOR: Vicki Scheunemann	DATE: <u>03/07/2004</u> Page 2 of 4 Rev 1/200-

CASE 0:05-cv-00461-MJD-SER Document 231-30 Filed 08/23/08 Page 23 of 28 Property Address: 988 Fremont Ave

	See Page 1 for Rating Key	Item # Comments			
		Evaluator must specify the room to which a Comment	is related.		
	KITCHEN				
	Walls and ceiling				
	1 root condition and certain neight				
	Evidence of damphess of stanning				
	Electrical outlets and fixtures				
	Plumbing fixtures				
	Window size/openable area/mechanical exhaust M				
	Condition of doors/windows/mech. exhaustM				
21,	LIVING AND DINING ROOM(S)				
28	Walls and ceiling	33. B Poor glazing on windows in home			
	Floor condition and ceiling height				
	Evidence of dampness or staining				
	Electrical outlets and fixtures				
	Window size and openable area M				
	Window and door condition B				
	HALLWAYS, STAIRS AND ENTRIES				
34.	Walls, ceilings and floors <u>M</u>				
35.	Evidence of dampness or staining				
	Stairs and handrails to upper floors M				
	Electrical outlets and fixtures				
	Window and door condition				
39.	Smoke detector(s)				
	Properly located Y				
	Hard-wired Y				
40	BATHROOM(S) Walls and ceiling	40. B Basement walls damaged			
		43. H Receptacle(s) not GFCI protected.			
	Tion condition and coming neight	Ungrounded outlet on fixture.			
	Electrical outlets and fixtures	44. B Basement some deterioration shower			
	Plumbing fixtures	surround. Tub surround cracked.			
	Water flow				
	Window size/openable area/mechanical exhaust				
	Condition of windows/doors/mech. exhaust				
•••	SLEEPING ROOM(S)				
48.	Walls and ceiling M				
	Floor condition, area, and ceiling height <u>M</u>				
50.	Evidence of dampness or staining				
51.	Electrical outlets and fixtures <u>M</u>				
	Window size and openable area <u>M</u>				
53.	Window and door condition M				
	ENCLOSED PORCHES AND OTHER ROOMS				
	Walls and floor condition				
	Evidence of dampness or staining				
	Electrical outlets and fixtures				
57.	Window and door condition				
50	ATTIC SPACE (Visible Areas)	58 C 59 60 61 Not accessed closet stored			
	Root coales and tallets				
	Evidence of dampness or staining Electrical wiring/outlets/fixtures				
	Ventilation				
01.	ventilation				
62.	ADDITIONAL COMMENTS (20 through 61)				
	Mati Oakannana	02/07/0004	- 0 1		
EV	ALUATOR: Vicki Scheunemann	DATE:03/07/2004	Page 3 of 4 Rev 1/2004		

Property Address & GOSTING AGAN MJD-SER Doc	ument 231-30 Filed 08/23/08 Page 24 of 28
See Page 1 for Rating Key EXTERIOR (Visible Areas) 63. Foundation 64. Basement/cellar windows 65. Drainage (grade) 66. Exterior walls 67. Doors (frames/storms/screens) 68. Windows (frames/storms/screens) 69. Open porches, stairways and decks 70. Cornice and trim 71. Roof structure and covering 72. Gutters and downspouts 73. Chimneys 74. Outlets, fixtures and service entrance M B B C B M M T T T T T T T T T T T	Item # Comments 63. B Some cracks, loose areas (plaster over not visible) 64. B Peeling paint, one boarded over 65. B Flat in areas. C Part snow covered 66. B Worn finish, some cracks in stucco 68. B Peeling paint, some areas decayed 71. C Part snow covered 73. B No metal liner visible
GARAGE(S)/ACCESSORY STRUCTURE(S) 75. Roof structure and covering	 75. C Snow/frost covered - can't view. 76. B Stucco cracks, patched 77. , 77-79-80 Garage locked can't evaluate. 78. B Deteriorated areas on overhead door, service door rusted
of the Truth-in-Sale of Housing Board. I have utilized reasonable an)
$2 \cdot (1 \cdot 1)$	654 646 0000 02/07/2004 5 4 6
Printed Name: Vicki Scheunemann	
do not conform to the minimum standards of maintenance. Common	Phone Number Date Page 4 of Rev 1/20 CTANT NOTICES Elector connected to the electrical system (hard-wired). The detector must lion, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.) ed. For more information call Public Works, Sewer Division, (651) 266-6234.

gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.

under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.

or replaced.

5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses

6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired

CAS 39. Smoke detecto	SE 0:05-cv-004	61-MJD-SER Document 231-30 Filed	· · · · · · · · · · · · · · · · · · ·	
Smoke detector(s)		Disclosure Report	For Office Use, ONLY:	
Properly located	Y	St. Paul Truth-In-Sale of Housing	Date Received	
Hard-Wired	<u>Y</u>	(Carefully read this entire report)	Payment Ref:	
THIS REPORT IS USEFUL LIFE, O	S NOT A WARRA OR THE FUTURE	ANTY, BY THE CITY OF ST. PAUL OR EVALU. CONDITION OF ANY BUILDING COMPONEN	ATOR OF THE FUTURE NT OR FIXTURE.	
Notice: A copy of a copy of this Repo	of this Report must ort must be provide	be publicly displayed at the premises when the house d to the buyer prior to the time of signing a Purchase A	is shown to prospective buyers, and Agreement.	
Address of Eval	uated Dwelling:	1117 Selby Ave Addresses without the correct street type and/or direction may	be returned and may incur a late fee.	
Owner's Name:		St. Paul Public Housing		
Owner's Addres	include City	480 Cedar Ave, Suite 600, St. Paul, MN & State if NOT St. Paul, and ALL Zip codes, EVEN IN St.	55101 Paul	
Type of Dwelling	•	ily X Condo*	*For condominium units, this evaluation includes only those items located within	
Comments:	Dup	lex Usage may not be legal. See below.	the residential units and does not include the common use area, or other residential areas of the structure.	
According to info IS located w Preserval is require	St. Paul. You may brmation provided within a St. Paul Herition Site. Review and by the Heritage Pro	nation does not apply to this dwelling. This information obtain a printout of all this information by visiting the data Truth-In-Sale of Housing Evaluators by the dage Preservation District or it is individually designated as dapproval of exterior work (excluding painting), modificative exervation Commission and city staff. For questions regard to of License, Inspections and Environmental Protection (L.	E LIEP website at: www.liep.us City of St. Paul this property: a Saint Paul Heritage lons, additions and demolition ing Heritage	
owners i	ns regarding occupar	Vacant Buildings are regulated by Chapter 43 of building and must comply with all existing Code Cor cy may apply. Contact the Vacant BuildingsDivision for a	npliance Orders. Other regulation or	
HAS Open pe	rmits. Completio	n and/or occupancy restictions or requirements may apply.	Contact LIEP at 651.266-9090.	
	d Legal Duplex. 9008 for the most re-	If this dwelling is in use is a duplex and this box is not cheent information. Reseach into a property's history may income		
RATING	"M" = Meets	minimum standards - the item conforms to minimum	standards of maintenence	
KEY:	"B" = Below	minimum standards - the item is below minimum star		
RXE/ 1 •	C = Comm	ents - the item cannot be adequately evaluated or it ha Micient to make the item below minimum standards	as some defiency, but the defiency	
		lous - the item in its present condition may endanger t	he health and safety of the occupant	
	Any item mark	ed "B", "C", or "H" must have a written comment at	•	
	sheets may be a	ttached if needed. "N" = No "NV" = Not Visible/Viewed	"NA" = Not Applicable	
his Report:	1 - 1¢5	14 - 140 144 - 1401 A ISIDIGA A JEMECI	ил – постррисавие	
, is intended to provide		e home buyer and seller prior to the time of sale. This report WILI		
•	•	er, this evaluation form will be used by the Fire Department to dete e detector in single family residences.	ermine if there is compliance	
•		ing Evaluator Guidelines.		
i. is not warranted, by the	he City of St. Paul, or b	y the evaluator, for the condition of the building component, nor of	f the accuracy of this report.	
•	listed on the form and during the heating seas	only those items visible at the time of the evaluation on), use a ladder to observe the condition of the roofing, disassemb	The Evaluator is not required to ignite the eleitems or evaluate inaccessible areas.	
. may be based upon di	ifferent standards than t	he lender, Federal Housing Administration (FHA) or Veterans Adm	ninistration (VA).	
•		d only for the owner named on this report.		
		directed to the evaluator.		
•	•	e directed to Department of Neighborhood Housing and Prope r Ave North, St. Paul, MN 55106, Phone No. (651) 266-1900.	•	

Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/07/2004 Rev 1/2004

EVALUATOR:__

Property Address: 9:05-08-189461-MJD-SER Docum	ment 231-30 F	iled 08/23/08	Page 26 of 2	28
See Page 1 for Rating Key		nments		
EXTERIOR (Visible Areas)	CC D 51-1 in			
63. Foundation	65. B Flat in areas			
or. Basemenbeena vindovis				
os. Diamage (grade)				
66. Exterior walls				
68. Windows (frames/storms/screens)				
69. Open porches, stairways and decks				
70. Cornice and trim				
71. Roof structure and covering				
72. Gutters and downspouts				
73. Chimneys				
74. Outlets, fixtures and service entrance <u>M</u>				
GARAGE(S)/ACCESSORY STRUCTURE(S)				
75. Roof structure and covering				
76. Wall structure and covering				
77. Slab condition				
78. Garage doors				
79. Garage opener- (see important notice #6)				
80. Electrical wiring, outlets and fixtures				
81. ADDITIONAL COMMENTS (62 through 80)				
FIREPLACE/WOODSTOVES # of				
82. Dampers installed in fireplaces				
83. Installation				
84. Condition				
SUPPLEMENTAL INFORMATION No determination is made				
whether items meet minimum standards (Y/N, NA, NV, only)				
INSULATION Y/N Type Inches/Depth				
85. Attic Insulation NV NSULATION N				
86. Foundation Insulation N NA N				
88. Rim Joist Insulation NA NA				
66. Killi Joist Insulation				
89. ADDITIONAL COMMENTS (81 through 88)				
I hereby certify I prepared this report in compliance with the St. Paul	Evaluator Guidelines	and all other applic	cable policies and	procedures
of the Truth-in-Sale of Housing Board. I have utilized reasonable and do not conform to the minimum standards of maintenance.	ordinary care and dili	gence and I have no	eted all conditions	s found that
$1 \cdot 1 \cdot$				
Ubry Ochlinemann	<u>651-646-0009</u>	03/0	<i>7/2004</i> F	Page <u>4</u> of <u>4</u>
Evaluator Signature	Phone Number	Date		Rev 1/200
Printed Name: Vicki Scheunemann	_ 			
	ANT NOTICES			
 Any single family residence in St. Paul must have at least one smoke detected be located near sleeping rooms. For more information call Fire Prevention 				lector must
2. Rainleaders connected to the sanitary sewer system must be disconnected.				51) 266-6234
3. Any house built before 1950 may have lead paint on/in it. If children eat				
County Public Health, (651) 292-6525. 4. Neither the City of St. Paul nor the Evaluator is responsible for the determ	ination of the presence	of airborne particles	such as achostae	navious
gases such as radon, or other conditions of air quality that may be present,				noaious
5. If this building is used for any purpose other than a single family dwelling	, it may be illegally zo			es
under the zoning ordinance, contact the Zoning Administrator at (651) 260				
6. An automatic garage door should reverse upon striking an object. If it doe	s not reverse it poses a	serious hazard and s	hould be immediat	tely repaired

or replaced.

Minutes Business Meeting Board of Commissioners

Date: March 24, 1999 Time: 9:00 a.m. Place: Agency

I. ROLL CALL

Commissioners Present: A.Boss, K.Hadley, K.Lindsey, R.Willits,

S.Yang

Commissioners Absent: B.Fletcher

Staff Present: J.Gutzmann, R.Ander, D.Browne, L.Connolly, M.Curtis,

K.Frits, M.Haley, A.Hester, T.Jackson, M.McMurray, N.Montpetit, B.Namen, H.Petro, J.Pichelman, S.Sasse, M.Schnitker, C.Sheppard, S.Shurson, B.Sporlein,

K.Spreck, C.Toavs, O.Vang, M.Winston

Others Present: Michael Driscoll, Assistant City Attorney; Richard

Grigos, Amy Mahaswaran, Boys and Girls Club; Shirley Crawford, Lynnette Favilla, Mike Jost,

Presidents Council

II. INTRODUCTION OF NEW PHA STAFF: Rick Betz, Finance; Mary

Frankson, Jeff Hall, Spolinsky Jacox, Section 8

III. APPROVAL OF MEETING MINUTES

MOTION: Approve meeting minutes of February 24, 1999.

Moved: Commissioner Willits. Seconded: Commissioner Hadley.

Vote: Ayes-4. Nays-0.

IV. REVIEW OF BILLS AND COMMUNICATIONS

Bank register for February was available for review.

V. UNFINISHED BUSINESS: None

VI.A. NEW BUSINESS CONSENT ITEMS

The following items were considered to be routine or non-controversial and were approved with one motion, without discussion.

Richard Grigos, Acting Executive Director, presented a special award to the PHA for supporting the "Getting Out" gang intervention program.

B. PRESIDENTS COUNCIL REPORT

Lynnette Favilla and Mike Jost described the Presidents Council's current activities.

C. MCDONOUGH UNIT UPDATE

Oi Vang explained how staff has been working with Hmong organization representatives and the family of the children who were killed in a McDonough unit in 1998. A memorial to the slain children will be placed close to the Community Center. The dwelling unit will be extensively remodeled, to serve as a prototype for future modernization of all McDonough Units.

D. SECTION 8 EXISTING HOUSING RENT ASSISTANCE PROGRAM; "PROBLEM PROPERTIES" INITIATIVES

Staff has been developing strategies to address problem properties for units assisted under the Section 8 Certificate and Voucher Programs. Over the past several months, City officials and staff have been discussing strategies to address the perceived and real issues related to "problem properties" in multi-family rental housing. "Problem properties" are loosely defined as those having numerous code violations, police calls and criminal activity, and/or poor property management practices. There is a growing frustration among City officials and citizens with the property owners and managers who do not keep up their units or practice good management principles such as tenant screening and lease enforcement. There is also a tendency in some neighborhoods to label problem properties as "Section 8 buildings" regardless of the number of units assisted under the Section 8 program, if any at all. This is particularly true on the East side where there are larger concentrations of multi-family properties in poorer physical condition. Another expressed frustration is that owners of certain units assisted under the Section 8 program are getting too much rent for the conditions of their units.

E. RETHINKING RECOMMENDATIONS

- F. LETTER FROM FAMILY HOUSING FUND TO COMMISSIONER MICHAEL O'KEEFE
- G. PHADA AND OTHER HOUSING GROUPS FILE LAWSUIT AGAINST HUD
- H. PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP) FORMULA ALLOCATION; COMMENTS ON PROPOSED FORMULA
- I. HOMEWARD PROGRAM, REPORT #37